



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

AUGUST 1, 2007

CALL TO ORDER:

Jaime Limón, Senior Planner called the meeting to order at 1:01 p.m.

STAFF PRESENT:

Jaime Limón, Senior Planner
Roxanne Milazzo, Associate Planner
Peter Lawson, Associate Planner
Kathleen Goo, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
No Requests.
- B. Announcements and appeals.
No announcement or appeals.
- C. Comments from members of the public pertaining to items not on this agenda.
No comments.

II. PROJECTS:

ACTUAL TIME: 1:02 P.M.

- A. APPLICATION OF SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES FOR MARGARET MEAD, 333 W. COTA STREET, APN 037-152-001, R-4 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE (MST2007-00132)

The project site is located on the corner of Cota and Castillo Streets. Current development on site consists of a tri-plex and detached four-car garage. The proposed project involves the expansion of the upstairs studio apartment to a one-bedroom unit by converting an existing, non-habitable attic space into a bedroom, bathroom and closets. The discretionary applications required for the project are Modifications to permit one (1) parking space for the 1-bedroom unit (SBMC §28.90.100) to allow it within the front yard setback (SBMC §28.21.060 & 28.28.90.001), and a hedge, located along a front lot line, to exceed the maximum allowable height of 3 ½' (SBMC §28.87.170).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@SantaBarbaraCA.gov

Trish Allen, Applicant; and Margaret Mead, Property Owner, present.

Mr. Limon announced that he read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Roxanne Milazzo, Associate Planner, gave the Staff presentation and recommendation.

Mr. Limon acknowledged receiving recent letter correspondence for this meeting from Ms. Julie Castagnola, Property Manager at 331 W. Cota Street (as well as correspondence from 333 W. Cota Street property owners Angelo Castagnola, Juliette Castagnola, and Angelin Castagnola) in support of the proposed project. She also requests that the Staff Hearing Officer allow the existing "yard" over-height hedge on the property (as opposed to the "parking" hedge).

Mr. Limon acknowledged receiving recent letter correspondence for this meeting from Mr. Leo Cortez at 327 W. Cota Street, in support of the proposed project.

Mr. Limon acknowledged receiving recent letter correspondence for this meeting from Mr. Steve Johnson, expressing concern that the maneuvers for the five parking spaces will not work of the proposed project. Staff assured Mr. Johnson that the maneuvers were all confirmed by Transportation Planning staff and that all vehicles should be able to safely turnaround on-site and exit in a forward manner from the property.

Trish Allen, agent for applicant, presented additional photographs regarding the overheight wall/hedge along the property line frontage. She requested consideration be given to allow the overheight hedge since it was her opinion that there is no safety issue or line of site problem. She also indicated the property owner desires to provide enclosed private outdoor living space by screening the property from the DMV commercial use across Castillo Street. Mr. Limon asked Staff to clarify the Staff recommendation regarding the hedge and if Transportation Division staff had reviewed the parking back-up maneuvering for the site. Ms Milazzo indicated that her recommendation was to remove all the hedge based on safety concerns, replace the "parking space" hedge with a permanent fence and that the maneuvering within the parking turnaround works which staff confirmed had already been reviewed by the Transportation Division.

Mr. Limon stated the corner site requires the removal of the existing hedge to ensure pedestrian safety and expressed concerns regarding establishment of a precedent if the City were to approve the length of hedge along the entire frontage. Although the ABR has indicated that the hedge poses no aesthetic impact, there was some concern regarding creating a precedent. Mr. Limon stated he could not support the hedge/wall height modification for the entire length of both street frontages. He

questioned whether the hedge was a useful noise buffer and indicated there may be support of a smaller area to create a privacy fence/wall and an enclosed outdoor living area. He asked the applicant if they wanted a denial or a continuance of the hedge modification for a possible redesign. Mr. Limon informed the applicant they could return to the Staff Hearing Officer with a revised proposal to consider incorporating a smaller more functional outdoor area with a sound barrier fence/wall. He suggested further discussion with staff on possible design alternatives with the maximum height to be determined by Staff after due consideration of the height, location and materials proposed.

The Public Hearing was opened at 1:20 p.m. and, as no one wished to speak, was closed.

ACTION:

Assigned Resolution No. 057-07

Approves the one (1) parking space for the 1-bedroom unit to allow parking within the front yard setback with the condition that the uncovered parking space be screened with a 6-foot high wood fence which is deemed necessary to secure an appropriate improvement on the lot and is consistent with the purposes and intent of the Zoning Ordinance. A fencing plan shall be resubmitted for review and approval. Continued indefinitely is the hedge height portion of the Modification request as the applicant must comply with Zoning Ordinance requirements.

Mr. Limon announced the ten calendar day appeal period to the Planning Commission and subject to suspension for review by the Commission.

ACTUAL TIME: 1:34 P.M

B. APPLICATION OF HUGH TWIBELL FOR DIANA LEE, 1141 ARBOLADO ROAD, APN 019-242-001, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS PER ACRE (MST2007-00146)

The 17, 000 square foot property is triangle shaped with frontage on both Arbolado Road and Alameda Padre Sierra. Current development on site consists of a single-family residence and (2) detached garages. The proposed project involves a remodel and 411 square feet of new first floor area for the residence. The discretionary application required for this project are Modifications to permit alterations and additions within both front yard setbacks (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@SantaBarbaraCA.gov

Hugh Twibell, Applicant, present.

Mr. Limon announced that he read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Roxanne Milazzo, Associate Planner, gave the Staff presentation and recommendation.

Mr. Limon requested the applicant to clarify some questions regarding scope of the grading or operations regarding construction impacts, access, and construction parking for the proposed project.

The Public Hearing was opened at 1:39 p.m. and, as no one wished to speak, was closed.

ACTION:

Assigned Resolution No. 058-07

Approves the project, making the findings that the Modifications are necessary to secure an appropriate improvement because the lot has site constraint due to two significant front property setbacks and a very small narrow triangular development envelope, and necessary to promote uniformity of improvements as the proposed addition follows the lines of the existing building. Additionally, the proposal is consistent with the purposes and intent of the Zoning Ordinance in that it maintains adequate separation from the street via elevation differences.

Mr. Limon announced the ten calendar day appeal period to the Planning Commission and subject to suspension for review by the Commission.

ACTUAL TIME: 1:43 P.M.

C. APPLICATION OF CHRIS MANSON-HING FOR JOHN LAWRENCE, 853 CALLE CORTITA, APN 041-176-020, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS PER ACRE (MST2007-00178)

The 6,500 square foot property is currently developed with a single-family residence and carport. The proposed project involves a remodel, 400 square feet of additional floor area for the residence, demolition of the entry bridge and carport, and replacement of a new, larger carport, entry bridge and deck. The discretionary application required for this project are Modifications to permit new construction within the required front and interior yard setbacks (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@SantaBarbaraCA.gov

Chris Manson-Hing, Applicant; and John Lawrence, Property Owner, present.

Mr. Limon announced that he read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Roxanne Milazzo, Associate Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 1:49 p.m.

Mr. J. D. & Carolyn Strahler of 903 Calle Cortita, expressed concern regarding parking, curb cuts, tree location, and the drainage of the proposed project.

The Public Hearing was closed at 1:56 p.m.

Mr. Limon requested the applicant to clarify some questions regarding why a garage vs. carport structure was selected, suggested documentation and verification with the Transportation Division to support rationale for the construction of a carport; the visible storage in the carport area, drainage, and the legal status of the non-conforming deck as it relates to side yard setback area.

ACTION:

Assigned Resolution No. 059-07

Approves the project, making the findings that the Modification is necessary to secure an appropriate improvement of a carport and entry deck on this steeply sloped lot, by providing a remedy for a substandard situation and that the proposed project is consistent with the purpose and intent of the Zoning Ordinance, with the additional conditions that the re-established carport shall be rebuilt and limited to conforming dimensions, and that entry deck in the front and side yard be verified as legally nonconforming to allow its reconstruction; and that no visible storage of materials/items be placed in the carport structure.

Mr. Limon announced the ten calendar day appeal period to the Planning Commission and subject to suspension for review by the Commission.

ACTUAL TIME: 2:06 P.M.

D. APPLICATION OF SHERRY AND ASSOCIATES FOR DISRAELI LIVING TRUST, 2140 MISSION RIDGE ROAD, APN 019-071-003, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 1 UNIT PER ACRE (MST2007-00003)

The 15,000 square foot project site is currently developed with a single-family residence, attached 2-car garage, swimming pool, and detached accessory building. The proposed project involves an 801 square foot first floor addition to the residence. The discretionary application required for this project is a Modification to permit the additions to be located within the required open yard area (SBMC §28 15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@SantaBarbaraCA.gov

Dawn Sherry, Applicant, present.

Mr. Limon announced that he read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Roxanne Milazzo, Associate Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 2:16 p.m.

Ms. Sally Anderson of 28 Mountain Drive, expressed concern regarding drainage and noise factors of the proposed project.

The Public Hearing was closed at 2:21 p.m.

Mr. Limón acknowledged receiving recent letter correspondence for this meeting from Mr. Eric Gabrielson at 2132 Mission Ridge Road who expressed concern regarding the loss or removal of a mature pepper tree currently blocking a blank rear wall, the undersized lot in relation to the neighborhood, and the increased parking density to the neighborhood.

Mr. Limón acknowledged receiving recent letter correspondence for this meeting from Ms. Patricia Aoyama at 2134 Mission Ridge Road, who expressed concern regarding the open yard area and the reduction of open spaces between homes of the proposed project.

Mr. Limon requested the applicant to clarify some questions regarding the proximity of structures and buffer zone between homes, the pepper tree preservation or mitigation, pool equipment relocation and drainage issues. Mr. Limon also inquired if Staff had reviewed the development patterns for the neighborhood to determine if the request to reduce the rear outdoor living open yard area space was reasonable and consistent with other homes. Ms. Milazzo indicated that there was no extensive analysis completed although there were other non-conforming structures in the area including the rear residence.

ACTION:

Assigned Resolution No. 060-07

Approves the project, making the findings that the Modification is necessary to secure an appropriate improvement (the first-story addition) and that the project meets the purpose and intent of the ordinance by providing the outdoor living space in the front yard area improved with outdoor amenities, with the following conditions: 1) an analysis study be done of buffer zone proximity between homes; 2) to show the pepper tree on the site plan and protect or mitigate the loss of a pepper tree on the property subject to ABR approval. 3) pool equipment sound control issues be mitigated per the Zoning Ordinance standards; and 4) a drainage plan be required to address drainage impacts of the property.

Mr. Limon announced the ten calendar day appeal period to the Planning Commission and subject to suspension for review by the Commission.

ACTUAL TIME: 2:32 P.M.

**E. APPLICATION OF JEFF SHELTON FOR JULIE & STEVEN SHULEM,
819 GARDEN STREET, APN 031-012-011, C-2 COMMERCIAL ZONE,
GENERAL PLAN DESIGNATION: OFFICE & RESIDENTIAL
(MST2005-00439)**

The 1,881 square foot project site is currently developed with a 702 square foot office building. The proposed project involves: demolition of the existing structure, and the construction of a mixed-use building consisting of a first floor 2-car garage with office, second floor office, third & fourth floor residence, and a roof-top deck. The discretionary application required for the project is a Modification to not provide the 10% open space as required in SBMC §28.21.080F.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@SantaBarbaraCA.gov

Jeff Shelton, Applicant; and Steven Shulem, Property Owner, present.

Mr. Limon announced that he read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Roxanne Milazzo, Associate Planner, gave the Staff presentation and recommendation.

Mr. Karl Swanson, Project Manager, gave the applicant's presentation.

Mr. Limon acknowledged receiving recent letter correspondence from Ms. Betty Jeppesen expressing concern requesting that the proposed structure be modified to provide sufficient parking for the proposed use of the proposed project.

The Public Hearing was opened at 2:34 p.m.

Ms. Jeppesen also addressed the Hearing to add some additional parking comments.

Ms. Paula Westbury expressed concern regarding saving the building, as much of the site as possible, and open space as it is a very sacred old native American site.

Mr. Milko Penev, a southside neighbor, expressed concern regarding mechanical equipment noise from the roof deck area, blockage of available afternoon sunlight and air circulation, and adequate light standards for the proposed project.

The Public Hearing was closed at 2:46 p.m.

Mr. Limon acknowledged receiving recent letter correspondence for this meeting from Mr. Trevor Martinson expressing some concerns regarding the plans sheet index and deeded off-site parking spaces not noted on the master application and public notice, scope of work, grading quantities, handicap parking and access, to the second floor, fourth-floor window openings, survey and comprehensive site plans have not been submitted for the proposed project. Mr. Limon requested the applicant to clarify these issues.

Mr. Karl Swanson, project manager, reported that the plans sheet index is an extended version, deeded off-site parking details have been updated on the master plans, no grading cut/fill is being proposed on the flat lot; handicap access will be required per code. Planning staff clarified that the on-site and off-site parking requirements will be met for the project.

Mr. Limon noted recent concerns and discussions regarding other tall buildings in Pueblo Viejo District and requested the applicant to clarify some questions regarding westerly sunlight and air circulation issues, privacy issues of the roof deck, the mechanical equipment noise issues, and setbacks and how the project will impact the back property. He also recommended restudy of the configuration of the roof deck to lessen possible impacts to neighbors; to contact the back westerly neighbor regarding removal of openings; relocate the roof equipment away from the south neighbor and to discuss these design issues with the Historic Landmarks Commission.

ACTION:

Assigned Resolution No. 061-07

Approves the project for off-site parking of the mixed-use project to accommodate the 10% required common open space on the roof making the findings that the Modification is necessary to secure an appropriate improvement of mixed use development on the site, and meets the purpose and intent of the Ordinance with open areas being provided in the design. The Staff Hearing Officer recommends the roof deck design return to the Historic Landmarks Commission to review and consider the configuration of the roof deck so as to minimize light, air ventilation, and noise impacts to adjacent properties.

Mr. Limon announced the ten calendar day appeal period to the Planning Commission and subject to suspension for review by the Commission.

ACTUAL TIME: 3:03 P.M.

F. APPLICATION OF LORI KARI, ARCHITECT, FOR PERRY PERKINS, PROPERTY OWNER, 427 ALAMEDA PADRE SERRA, 031-391-010, R-2 ZONE DISTRICT, GENERAL PLAN DESIGNATION: RESIDENTIAL-12 UNITS/ACRE (MST2007-00054)

The proposed project involves the conversion of an existing 2,090 square foot duplex to a condominium. Each unit would be 1,045 square foot, along with an 83 square foot laundry/storage area and a 224 square foot garage. In addition to the covered parking, one uncovered parking space will be provided for each unit. Utilities serving the existing structure will be placed below grade and the existing driveway/parking area will be repaved. Private open space will be provided by

balconies accessed from each of the units. A private easement from Blanchard Street would provide access to the parking area. The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision to create two (2) residential condominium units (SBMC 27.07 and 27.13); and
2. A Condominium Conversion Permit to convert two (2) existing residential units to two (2) condominium units (SBMC 28.88).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301.

Case Planner: Peter Lawson, Associate Planner
Email: plawson@santabarbaraca.gov

Lori Kari, Applicant/Architect; and Perry Perkins, Property Owner, present.

Mr. Limon announced that he read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Peter Lawson, Associate Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 3:08 p.m.

Ms. Paula Westbury expressed concern regarding building the subdivision, preferring a duplex instead of the proposed project.

The Public Hearing was closed at 3:09 p.m.

Mr. Limon asked the applicant if all the Conditions for Approval were acceptable to the applicant, including the noise study requirement to keep the noise level below the required 10 decibel levels.

ACTION: **Assigned Resolution No. 062-07**
Approves the project, making the findings outlined in Section VII of the Staff Report, and subject to the Conditions of Approval in Exhibit A.

Mr. Limon announced the ten calendar day appeal period to the Planning Commission and subject to suspension for review by the Commission.

III. ADJOURNMENT

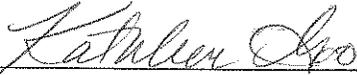
Mr. Limon adjourned the meeting at 3:12 p.m.

Staff Hearing Officer Minutes

August 1, 2007

Page 10

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary